

LAND DEVELOPMENT CODE REWRITE

Flagstaff, Arizona



City of Flagstaff, Arizona

• Dot Exercise Results •
July 27th 2009



Preserve

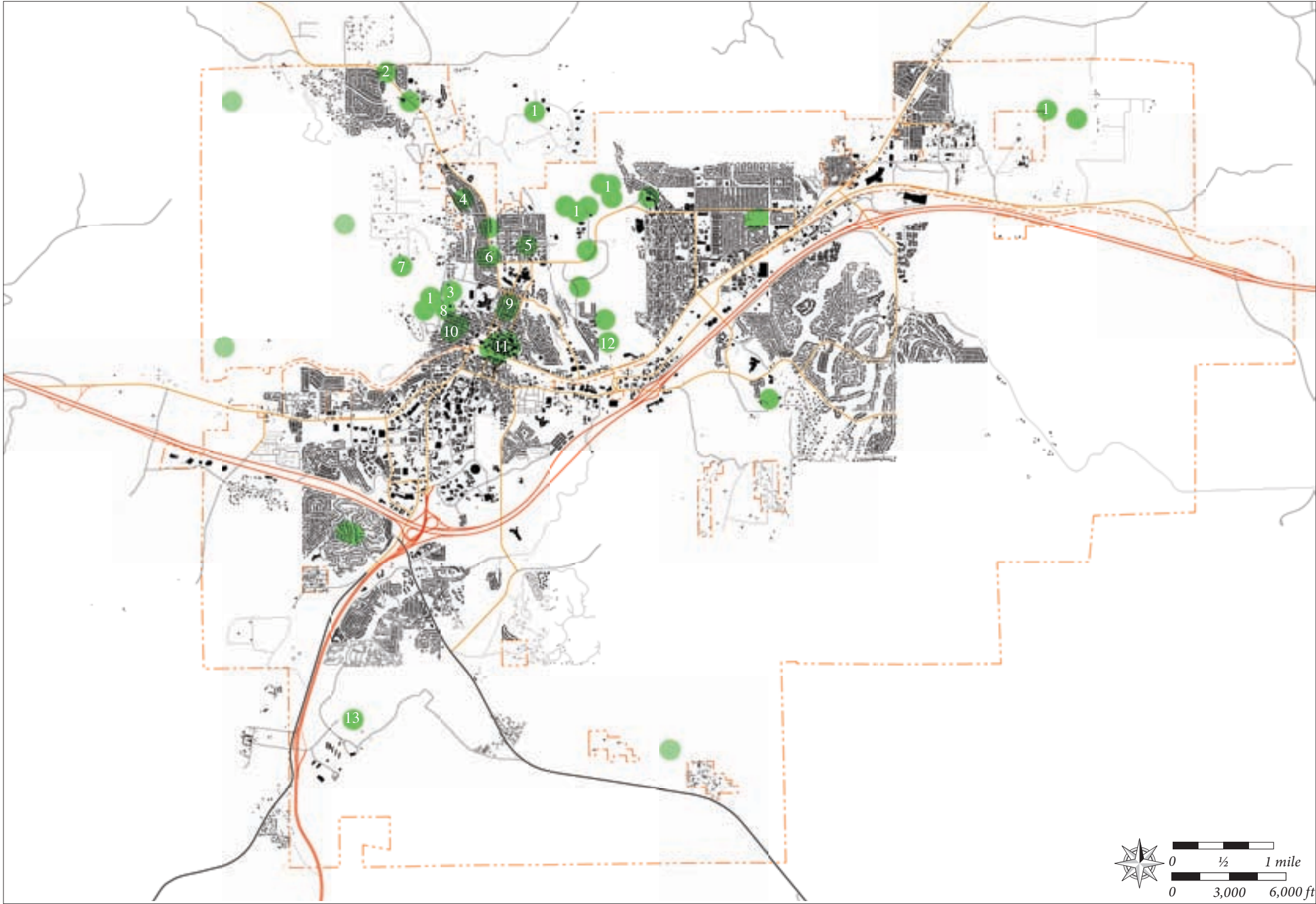


Diagram 1: Preserve
Findings:
1. Preserve nature and undeveloped land in and around Flagstaff
2. Preserve gateway into Flagstaff
3. Preserve Active Open Spaces
4. Preserve this park, as it represents what many people love about Flagstaff
5. Preserve this old residential neighborhood with great views
6. Preserve and replicate this walkable and historic part of town that is close to both parks and hiking trails
7. Preserve Lowell Observatory and maintain dark skies in the area
8. Preserve and promote more community gardens
9. Preserve old neighborhood
10. Preserve historic town site
11. Preserve Phoenix Ave., as it is both original and unique
12. Preserve old Arizona red sandstone quarry
13. Maintain open-space buffer between airport and the commercial/industrial concentrated downtown area

Key
Flagstaff City Limits
Limited Access Highway
Highways, Arterials and Collectors
Local Road
Private or Dirt Road

Evolve

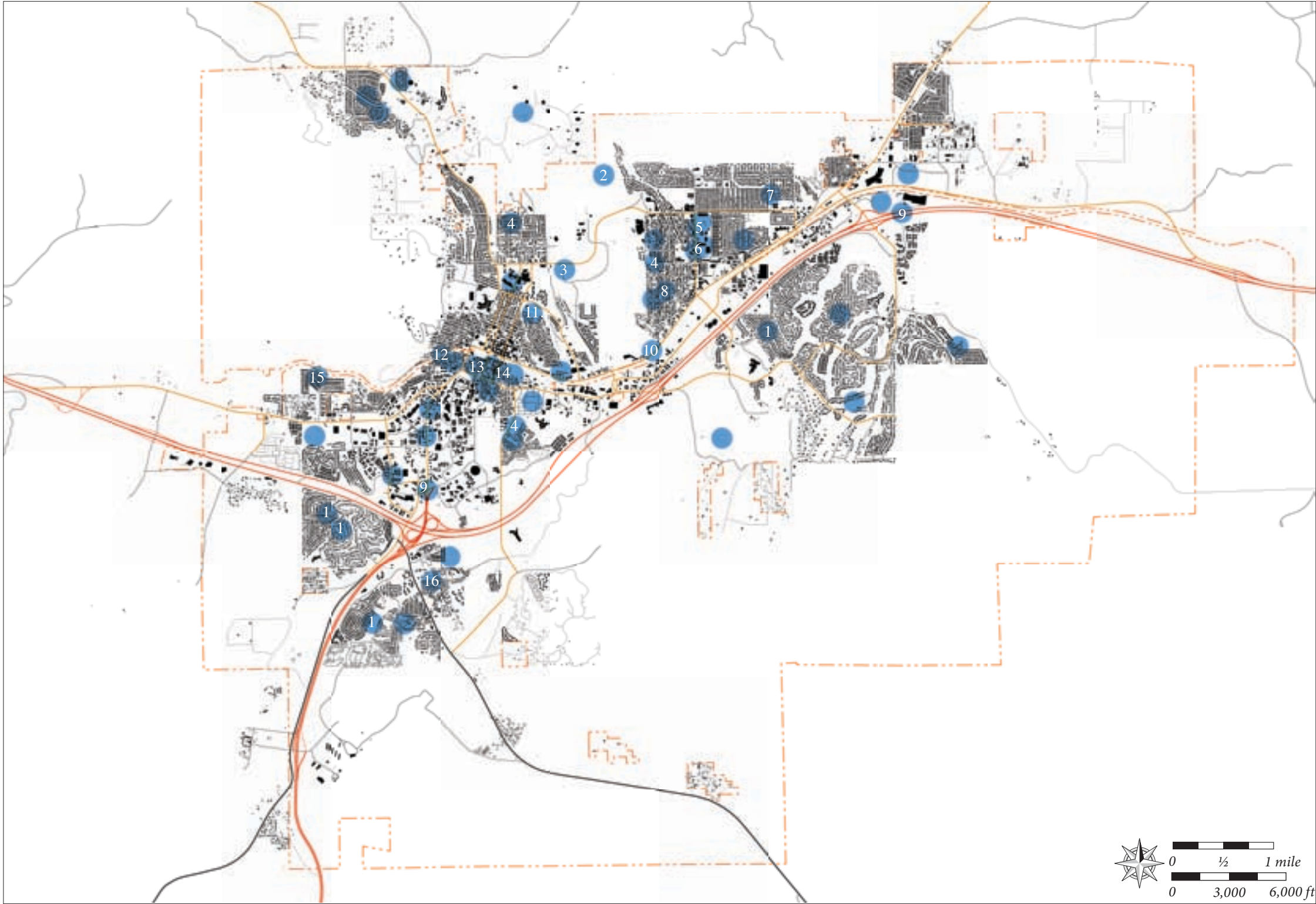


Diagram 2: Evolve
Findings:
1. Residential area needs a grocery store and other amenities to promote walkability
2. Great site for improvement and addition of restrooms and public art
3. Light pollution
4. Needs pedestrian improvements such as sidewalks and bike lanes to allow residents and students to get to amenities
5. Commercial area could be made walkable through the redevelopment of the area to reduce parking lots and increase on-street parking, possibly by adding new streets
6. This area represents early Flagstaff and could evolve into a cultural historic center
7. This area will be difficult to evolve to the standards of a Form-Based Code as the housing is of poor quality
8. Affordable housing
9. Opportunities to create gateways
10. Minor improvements to access and aesthetics are needed
11. More historic types of dense housing needed
12. Cool part of town that could be improved
13. The 'feel' of the downtown should be encouraged to spread through the south of downtown area
14. There are many redeemable qualities of the south of downtown area that should be retained and encouraged to evolve
15. Trailer parks such as this need to be retained because they give low-income community members a place to live
16. Preserve and improve neighborhood feel

Key
Flagstaff City Limits
Urban Growth Boundary
Highways, Arterials, and Collectors

Transform

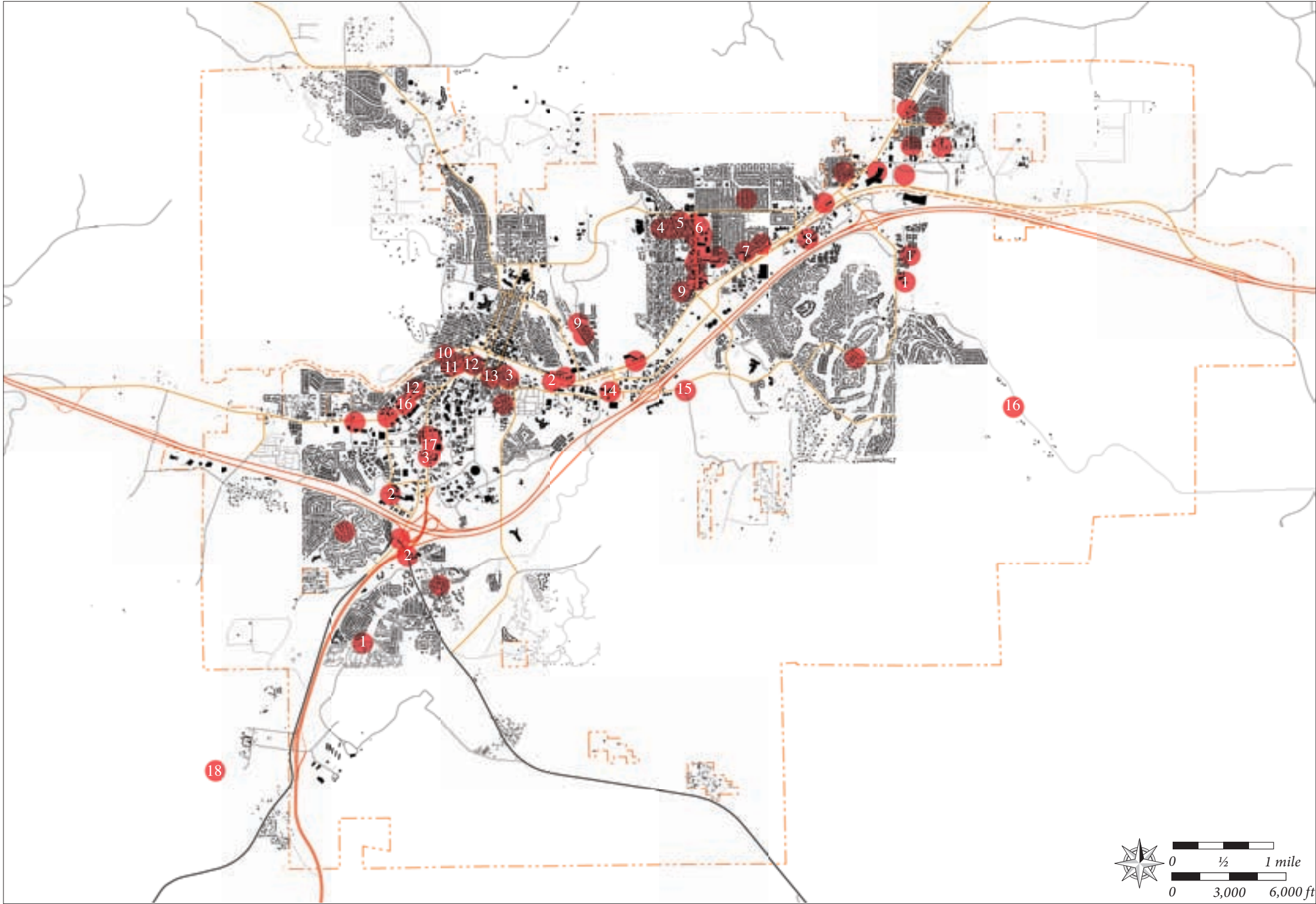


Diagram 3: Transform
Findings:
1. Need more regulation to restrict light pollution
2. Improve pedestrian access and safety by adding/increasing sidewalks and bike lanes
3. Bike lanes needed
4. Lots of potential for redevelopment of this commercial and mixed-use corridor
5. Improve community and residential spaces
6. 4th Street could be a perfect site for the application of a Form-Based Code
7. Ugly commercial zone along Route 66
8. Disjointed community
9. Mixed-use area needed for this neighborhood
10. Needs better access/ingress
11. This is the most historic part of Flagstaff. Preserve it while integrating higher-density housing and mixed-use centers
12. Bad part of neighborhood that has become run-down
13. Industrial area needs to transform as economy changes
14. Abandoned plaza
15. Agriculture/garden space
16. Bad entrance to Flagstaff. Should encourage the historic Route 66 style
17. S. Milton Road
18. Fairgrounds are ugly and under used, and need an upgrade

Key
----- Flagstaff City Limits
----- Urban Growth Boundary
----- Highways, Arterials, and Collectors

Combined

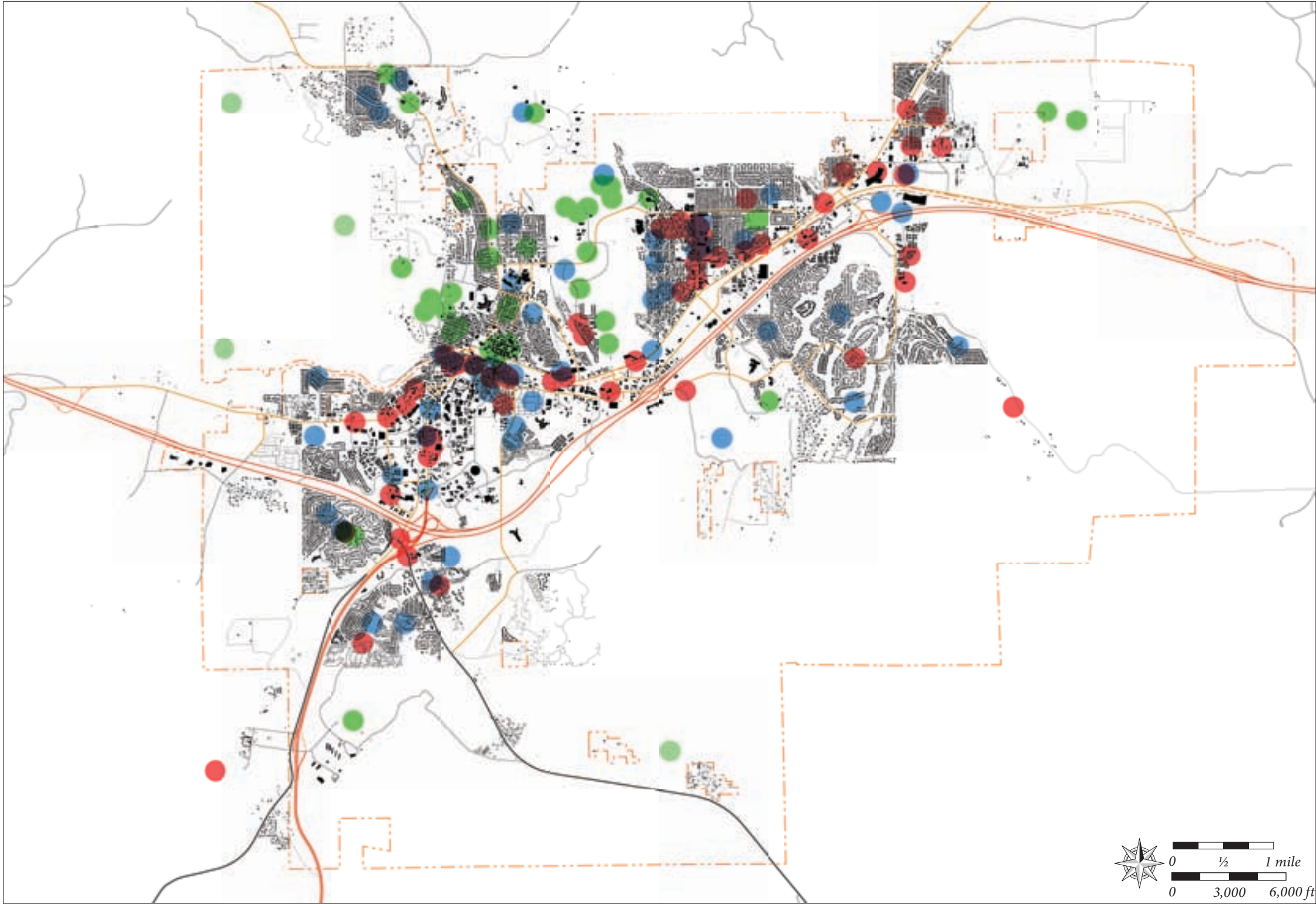


Diagram 4: Combined

Key

- Flagstaff City Limits
- Urban Growth Boundary
- Highways, Arterials, and Collectors